

MINUTES

Tuesday, May 1, 2007

Mrs. Patricia Romeo, Chairperson, called the Tuesday, May 1, 2007 meeting of the Community Planning Commission to order at 7:30p.m. in Room 10 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT: Patricia Romeo, Chairperson
Shep Spear, Vice Chairperson
Christopher B. Hayden, Clerk
Warren Pearce
Neal Rooney

STAFF

PRESENT: Heidi Griffin, Planning Administrator
Debra Savarese, Administrative Assistant

Minutes

Mr. Hayden moved, seconded by Mr. Rooney and voted 4-0: (Mr. Pearce absent)

that the Community Planning Commission vote to accept the minutes of April 17, 2007 as amended.

High Street Ext. – Definitive Subdivision - Decision

James Kavanaugh stated that he has added a water main and hydrant to the plan. He will install a drainage line on Locust Street that will connect to an existing pipe.

Mr. Hayden stated that he would like to request that paragraph 11, item i, (\$2,000.00 for Community Development Fund) of the Conditional Approval be waived, in lieu of the extensive offsite drainage work that is being done.

The consensus of the Community Planning Commission is to waive the \$2000.00 donation.

Waivers:

Mr. Hayden moved, seconded by Mr. Spear and voted 4-0: (Mr. Pearce absent)

Section 350-14.E(4) to allow a dead end street with no cul-de-sac or looped road is GRANTED.

Mr. Hayden moved, seconded by Mr. Rooney and voted 4-0: (Mr. Pearce absent)

Section 350-14.E. (4) to allow a cul-de-sac property line diameter less than 120 feet is GRANTED.

Mr. Hayden moved, seconded by Mr. Spear and voted 4-0: (Mr. Pearce absent)

Section 350-24.B to allow a roadway width less than 28 feet is GRANTED.

Mr. Hayden moved, seconded by Mr. Rooney and voted 4-0: (Mr. Pearce absent)

Section 350-24.B to allow a roadway with center line not coinciding with the center line of the street right-of-way is GRANTED.

Mr. Hayden moved, seconded by Mr. Spear and voted 4-0: (Mr. Rooney absent)

Section 350-25.B(4)b.4 to allow for no catch basins on western side of roadway is GRANTED.

Mr. Hayden moved, seconded by Mr. Rooney and voted 4-0: (Mr. Pearce absent)

Section 350-26 to allow no sidewalks or street trees is GRANTED.

Mr. Hayden moved, seconded by Mr. Spear and voted 4-0: (Mr. Pearce absent)
Section 350-27 to allow for no granite curb or granite curb inlet on northern roadway bound is GRANTED.

Mr. Hayden moved, seconded by Mr. Rooney and voted 4-0: (Mr. Pearce absent)
Section 350-32 to allow for no streetlights is GRANTED.

Mr. Hayden moved, seconded by Mr. Spear and voted 4-0: (Mr. Pearce absent)
Typical Cross Section Schedule A, to allow for no normal crown in the roadway is GRANTED.

Mrs. Griffin stated that she would like to request that the Conditional Approval be modified to add section 11.1. regarding a memo from the town engineer.

Mr. Hayden moved, seconded by Mr. Spear and voted 4-0: (Mr. Pearce absent)

to modify the Conditional Approval by adding item 1. Subject to the receipt of a memo from the town engineer approving the drainage and the offsite improvements to Locust Street. Once planning staff approves the deed restriction as to form, the applicant must supply planning staff with a recorded copy of said deed restriction recorded at the Middlesex Registry of Deeds.

Mr. Hayden moved, seconded by Mr. Rooney and voted 4-0: (Mr. Pearce absent)

that the Community Planning Commission vote to APPROVE the plan entitled, "Definitive Subdivision Plan and Street Improvement Plan, Survey, Grading & Details, North Reading, Massachusetts"; dated April 23, 2007; drawn by Premier Development Inc. Subject to the terms and conditions of the Certificate of Conditional Approval; dated May 1, 2007 as amended this evening.

Mr. Pearce arrived at 8:00PM.

279-289 Main Street – Site Plan Review – cont. P.H. 8:00PM

Attorney Frederick Keyes stated that he is representing the applicant. He stated that the major obstacle of this project is the sidewalks. They filed a proposal with the Mass. Highway Department in regard to the sidewalks at the time of their first Site Plan Review with the Community Planning Commission. The applicant also conversed with his insurance company about obtaining liability insurance for the sidewalk and was told that he can not insure what he does not own. The only way that they would be able to construct the sidewalk is if the town would accept responsibility for the maintenance and the removal of snow and ice. This letter never came forward. The applicant has requested that Town Council give an opinion as to whether this would be insurable.

Mr. Pearce stated that Town Council was asked for their opinion but they have not heard back at this time.

Mrs. Griffin stated that the town engineer suggested that a contribution could be made to a fund that would be designated for sidewalks on Route 28. This fund could then be used to design plans to construct sidewalks on Route 28 and put an application with those design plans on the next round of Transportation Improvement Plans.

Mr. Spear stated that this would solve the problem. The town would accept the liability and maintain the sidewalks. The contributions would allow for future engineering.

Attorney Keyes stated that the applicant would still like to have the question answered as to whether he would be responsible for liability.

Mr. Pearce stated that they would request an estimate from the town engineer.

Attorney Keyes stated that he would request a cost estimate to construct the sidewalk from the state.

Mr. Hayden stated that the memo from the Fire Department is requesting that a fire hydrant be added to the plan. A proposal for the base of the roadway should be submitted to the Community Planning Commission. The base of the roadway should be constructed to hold the weight of the fire truck.

Attorney Keyes stated that the Fire Department did not receive a copy of the revised plan showing an existing hydrant. He will deliver a copy to the Fire Department.

Mrs. Romeo stated that the following issues need to be addressed before the next meeting.

1) Fire and Water Department issues 2) Drainage 3) insurance liability.

The public hearing was continued to May 15, 2007 @ 7:45PM.

156-160 Main Street – Site Plan Review – cont. P.H. 9:00PM

Attorney James Senior stated that there were three unresolved issues stemming from the last meeting. 1) Design of building. 2) Driveway location. 3) Abutter buffer for on site noise.

Rich Williams of Hayes Engineering stated that the first change made to the plan was entrance on Lowell Road towards the intersection of Route 28. Then entrance was moved to the east side of the culvert, the exit is opposite the commercial building, this should clear up the issue of headlights to the residences. Some of the parking spaces needed to be changed to accommodate the location of the entrance, and to accommodate emergency vehicles. A landscaping berm on the west side of the property was added to the plan. The height of the berm is 4½' and runs along the rear of the building. A fence and trees are also proposed.

Mr. Hayden asked what the height of fence would be.

Rich Williams stated that it is an 8' stockade fence.

Mr. Hayden stated that the height of the fence is too high for zoning regulations. He also wanted to know where the snow would be stored.

Rich Williams stated that they would change the height of the fence to 7½' and the plan shows where the snow will be stored on the west side, east side and front of the parking lot.

He stated that Design Consultants report requested that the roof run-off be infiltrated on the site. They do not think that this site is a good site to infiltrate the ground water. The ground water is very high and abutters are already having water problems. They do meet Stormwater Management with or without the infiltration.

Mrs. Romeo stated that she is not pleased with the new designs of the building. There are very little changes made and would like to have the design redone and submitted to the Community Planning Commission.

John Stewart of the Richmond Company discussed the changes to the design of the building.

Mr. Hayden stated that he does not approve of the design changes and would like to see improvement. He would also like the proposed New England Beverage store design to meet the same standards as Walgreens.

John Stewart stated that he would change the design of the buildings.

Dan Mills of MDM Transportation submitted a new traffic study. The driveway was moved to provide more site distance and meets the minimum standard for Route 28.

Mr. Hayden read the (4/4/2007) letter from Thomas Tone of 10 Lowell Road.

Dan Mills stated disputed the letter in regard to the need of the additional driveway on Lowell Road. He stated that Route 28 is more heavily traveled and Lowell Road is able to accommodate the traffic that will come from the new site.

Jose Gonsalves of 19 Lowell Road stated that the dumpsters and trucks are still located in the same area, which is in the rear of his home. He is concerned with the noise.

Mr. Pearce stated that the lot is going to be more open and the impact will be reduced because of the new location of the building and the berm.

Mr. Spear asked what the hours would be for the dumpster removal.

Dean Antonucci owner of New England Beverage stated that the dumpsters would be emptied twice a week, between the hours of 8:00am and 4:00pm.

Mr. Rooney asked what hours Walgreens would be opened.

John Stewart stated that the hours would be 8:00am to approximately 10:00 or 11:00pm. Deliveries will be once a week between the hours of 8:00am and 4:00pm.

Mr. Spear stated that the lights will need to be toned down after hours of store closing.

Mrs. Romeo stated that no lights should be shone off the site.

Rich Williams stated that the lights will have a shield. The landscaping will consist of White Ash and Pear trees, shrubs, and in the rear there will be white pine trees.

Mr. Spear stated that the bylaw for indigenous species should be used so as not to require much watering.

Public hearing continued to May 15, 2007 @ 9:30PM>

ADJOURNMENT AT 10:50PM

Respectfully submitted,

Christopher B. Hayden, Clerk